

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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Ratio Study Narrative 2023

General Information	
County Name	BOONE

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name
DAN SPIKER	317-513-8725	dans@g-uts.com	GUTS

Sales Window	1/1/2022 to 12/31/2022
<p>If more than one year of sales were used, was a time adjustment applied?</p> <p>Sales window is 1/1/2022-12/31/2022</p>	<p>If no, please explain.</p> <p>There were no repeated (paired) sales available and no reliable trend data was found to justify any accurate incremental adjusting for time.</p>
	<p>If yes, please explain the method used to calculate the adjustment.</p>

Groupings
<p>Please provide a list of townships and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.</p> <p style="margin-left: 40px;"><u>GROUPING #13443</u></p> <ul style="list-style-type: none"> - CLINTON RESIDENTIAL IMPROVED - MARION RESIDENTIAL IMPROVED - WASHINGTON RESIDENTIAL APPROVED

These studies were grouped together in order to obtain a more desirable, larger, sample size of at least 3%. Clinton Marion, and Washington Townships are adjacent to one another on the N-NE corner of Boone County. They are similar in residential-to-agricultural market mixes. They share the same majority school district and the same demographic and socioeconomic residential real estate market segment.

GROUPING #13445

- HARRISON RESIDENTIAL IMPROVED
- JACKSON RESIDENTIAL IMPROVED

These studies were grouped together in order to obtain a more desirable, larger, sample size of at least 3%. Harrison and Jackson Townships are adjacent to one another on the S-SW corner of Boone County. They are also similar in residential-to-agricultural market mixes. They also share the same majority school district and the same demographic and socioeconomic residential real estate market segment.

GROUPING #13452

- CENTER COMMERCIAL IMPROVED
- EAGLE COMMERCIAL IMPROVED

The commercial market for the sold properties in this class, within Boone County, are similar and considered the “same market” by virtually every commercial real estate market valuation source. The market-driving forces and behavior which affect value rates and trends are similar for all of these properties therefore, they were considered and grouped as one (together).

GROUPING #13453

- EAGLE RES VACANT
- UNION RES VACANT

These studies were grouped together in order to obtain a more desirable, larger, sample size of at least 3%. Eagle and Union Townships are adjacent to one another on the S-SE corner of Boone County. They are similar in residential land homesite and new construction desirability. Land values are homogenous in this area. They also share the same majority school district and the same demographic and socioeconomic residential real estate market segment.

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AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

AV Increases/Decreases – There are no increase/decrease statistics included in this submittal. Previously, significant effort was given to provide a list of increase/decrease stats by Township and Property Type with the initial ratio study submittal. However, the stats that we calculated were significantly different than those subsequently provided by the Department in the ratio study submittal follow-up. We conversed with several members of the Department staff in effort to understand the programming criteria used to replicate the same data results, but we kept coming up with differing results. We believe this has a lot to do with 1. Parcel splits/creation of new parcels and 2. New Construction where parcels coded as 500 vacant lots and valued as developer land in previous years, become 510 with newly constructed and newly assessed homes for the following year. For this reason, we will wait for the list provided by the department.

Property Type	Townships Impacted	Explanation
Commercial Improved		The explanations have been appended to the end of this document
Commercial Vacant		The explanations have been appended to the end of this document
Industrial Improved		The explanations have been appended to the end of this document
Industrial Vacant		The explanations have been appended to the end of this document
Residential Improved		The explanations have been appended to the end of this document
Residential Vacant		The explanations have been appended to the end of this document

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

The following Townships were reviewed as part of the current phase of the cyclical reassessment:

CENTER
CLINTON
EAGLE
HARRISON
JACKSON
JEFFERSON
PERRY
SUGAR CREEK
UNION
WORTH

Was the land order completed for the current cyclical reassessment phase?
The Land Order was completed in the previous phase.

Comments
<p>In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g., effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.</p> <ul style="list-style-type: none"> • Vacant vs. Improved Sales in Ratio Study - <i>NOTE:</i> While extracting sales for the 2023 Boone County Ratio study, vacant vs. improved sales were determined by Box 3 (Vacant Land) in the Conditions Section (B) of the Sales Disclosure Form, <i>not</i> by Property Subclass. In the past, this has been an issue during the review process by the DLGF representative. If box 3 is checked ‘Yes’, those sales will be in the Vacant Residential Ratio Study. If box 3 is checked ‘No’, those sales will be in the Improved Residential Ratio Study. <p>At the time many Sales Disclosures were filed with the Assessor, data entry on new construction had not been completed. Many parcels involved with improved sales still had a subclass of vacant (500, 501, etc) and the dwellings had not been entered into the system. In order to maximize the number of sales deemed valid and used in the study, the PVDNet Trending/Ratio</p>

Study Module points to Box 3 (Vacant Land) when gathering sales, not a subclass that may have been changed after the Sales Disclosure Form was filed. Using Box 3 (Vacant Land) instead of subclass insures that upon signing their names, buyers and sellers are certifying they paid X number of dollars for either Vacant Land or Improved Property.

- **Methodology:** The annual adjustment process for residential properties in Boone County was conducted by calculating new neighborhood factors based upon sales deemed valid for trending.
- **Application of Factor (50 IAC21-5-2)** Regarding residential improved property classes, new neighborhood factors were calculated and applied in accordance with IC6-1.1-4 and the Real Property Assessment Guidelines as sales data dictated. For neighborhoods with zero or insufficient sales data, the neighborhood factor was updated based on comparable neighborhoods in that specific residential real estate market. Where sales and/or other market derived data dictated, some properties were left the same for 2023.
- **Addressing properties that have been remodeled or extensively updated.** In Chapter1, page 3 of the 2021 Indiana Real Property Assessment Guidelines under Appraisal and Examination of Buildings, it states that the Assessor “*keeps the reassessment data and records current by securing the necessary field data and making changes in the assessed value of real property as changes occur...*”. When the Assessor discovers properties that have undergone remodeling or updating, the change may be reflected by updating the effective age of the dwelling. In Appendix B, page 5 under Effective Age, the guideline states that “*Effective age may be changed in a residential structure when remodeling takes place and the structure is updated, renovated, or when additional area is added which increases the structures functional utility*”. Some items that would tend to reduce the effective age might include: new paint, carpeting, roof, furnace, electrical system, windows, plumbing, room additions or general home remodeling. If the property at hand has been updated or maintained in better physical condition than the majority of structures in the neighborhood, adjustments are warranted and necessary. If the effective age has been changed in Boone County, the procedure is to follow the chart referenced below as a guideline as to help assure uniformity. The contribution chart referenced below is taken from the Indiana Cost Guidelines. Using these categories, the Assessor determines a range of acceptable overall increase in value related to the accumulated remodel items. The overall charge is up to the discretion of the Assessor as many updates are grouped and/or vary in quality.

Windows, exterior door and floor cover	5%
Exterior	6%
Interior drywall and ceiling finish	8%
Built-ins, cabinets, interior doors, trim	13%
Plumbing fixtures	5%
Floor covering & Built-in Appliances	6%
Light Fixtures, Painting and decorating	6%

- **The C.O.D. for two areas in the study are under 5.00:**

1. RESIDENTIAL VACANT EAGLE AND UNION – The vast majority of the sales are from one neighborhood (3760) which is a newly platted subdivision where vacant lot assessments are derived from the lot sales.
2. RESIDENTIAL IMPROVED CENTER, PERRY, WORTH- The vast majority of the sales are from new home sales within new residential subdivisions with subsequent sales for vacant lots before new home construction.

Both of these sales generally consist of the majority being either newly constructed homes or newly platted land lots with immediate follow-up sales. The new homes and lots are all similar in nature and related selling price. Due to the uniform structure of this homogeneous environment, the C.O.Ds will tend to be lower than normal.

- **Due to insufficient valid sales**, there was no ratio study performed on the following classes:

INDUSTRIAL VACANT: ALL TOWNSHIPS

INDUSTRIAL IMPROVED: ALL TOWNSHIPS

COMMERCIAL VACANT: ALL TOWNSHIPS

COMMERCIAL IMPROVED: ALL TOWNSHIPS EXCEPT CENTER AND EAGLE

RESIDENTIAL VACANT: ALL TOWNSHIPS EXCEPT UNION AND EAGLE

- **Status (IC 6-1.1-4-4.2):** GUTS has completed Phase I of the 2022 Cyclical Reassessment process. The workbook has been updated with the appropriate phase marking for every parcel included.